

## BASIX REQUIREMENTS

TO BE READ INCONJUNCTION WITH THE  
BASIX CERTICATE NUMBER A374046

- NEW SHOWER HEAD MINIMUM RATING ..... 3 STAR RATING
- NEW TOILET MINIMUM RATING ..... 3 STAR RATING
- ALL NEW TAP FITTINGS MINIMUM RATING ..... 3 STAR RATING
- GLAZING TO ALUMINIUM FRAMED WINDOWS AND DOORS OR OTHERWISE NOTED  
ARE TO BE IN ACCORDANCE WITH THE BASIX REPORT
- ROOF COLOUR ..... MEDIUM SA 0.475 - 0.70
- FLOOR ABOVE GROUND FLOOR ..... 0.8 OR ( R1.5 RATING INCLUDING  
CONSTRUCTION )
- ROOF SHEETING ON INSULATION ..... R1.5 RATING
- EXTERNAL WALLS INSULATION ..... R1.5 RATING
- CEILING INSULATION ..... R2.24 RATING
- HOT WATER SERVICE TO BE EXISTING
- COOLING SYSTEM TO BE IN AT LEAST 1 LIVING AREA & 1 BEDROOM  
TO BE A SINGLE PHASE AIR CONDITIONING WITH AN ENERGY RATING OF  
3 STAR ( NEW RATING ) PLUS A CEILING FAN. THE COOLING SYSTEM MUST  
MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING & BEDROOM AREAS.
- HEATING SYSTEM IN AT LEAST 1 LIVING AREA GAS FIXED FLUE FIRE PLACE  
WITH A 3 STAR RATING.
- HEATING SYSTEM IN AT LEAST 1 LIVING AREA & 1 BEDROOM PLUS 3-PHASE  
AIR CONDITIONING WITH AN ENERGY RATING OF 3 STAR (NEW RATING)

APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING"  
IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE  
FOLLOWING ROOMS, AND WHERE THE "DEDICATEWD" APPEARS, THE FITTINGS  
FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR  
LIGHT EMITTING DIODE (LED) LAMPS:

. THE LAUNDRY, AT LEAST 3 OF THE BEDROOMS / STUDY, HALLWAY  
ALL BATHROOMS/TOILETS

### NOTES:-

1. ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE BASIX REPORT.
2. EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING WITH A SPECIFIED PAINTED COLOUR FINISH.
3. AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
4. AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIX REPORT.
5. AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
6. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
7. EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
8. ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
9. ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
10. ALL PAINTING TO OWNERS REQUIREMENTS.
11. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
12. ALL GLAZING TO CODE AS1288
13. ALL PEST TREATMENT TO CODE AS3660.1-2000
14. SMOKE DETECTOR DENOTED SD ON PLAN TO BCA/39
15. ALL WATERPROOFING TO WET AREAS TO CODE AS3740
16. ALL TIMBER FRAMING TO CODE AS1684
17. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

### SITE CRITERIA

No.51 CLAUDARE STREET COLLAROY PLATEAU N.S.W. 2097

LOT 2 D.P. 33000

SITE AREA .....	= 417.3 (BY TITLE) sq. m.	
.....	= 422.8 (BY CAL.) sq. m.	
EXISTING HARDSTAND .....	= 274.9 sq. m.	
EXISTING LANDSCAPED AREA < 2.0m WIDE .....	= 21.7 sq. m.	
EXISTING LANDSCAPED AREA > 2.0m WIDE INCLUDING EXISTING POOL WATER SURFACE .....	= 126.2 sq. m. (29.8 %)	
PROPOSED GARAGE FLOOR AREA .....	= 26.5 sq. m.	
EXISTING GROUND FLOOR AREA .....	= 120.6 sq. m.	
PROPOSED TOTAL FIRST FLOOR AREA .....	= 110.6 sq. m.	
TOTAL ROOF AREA .....	= 196.9 sq. m.	
1 CAR PARKING SPACE PROVIDED IN GARAGE		
POST DEVELOPEMENT HARDSTAND .....	= 286.6 sq. m.	
POST LANDSCAPED AREA < 2.0m WIDE .....	= 18.0 sq. m.	
POST LANDSCAPED AREA > 2.0m WIDE INCLUDING EXISTING POOL WATER SURFACE .....	= 118.2 sq. m. (27.9 %)	

### GENERAL NOTES AND BCA COMPLIANCE

- EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A.
- TERMITE RISK MANAGEMENT TO COMPLY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1
- FOOTINGS AND SLABS TO COMPLY WITH PART 3.2 OF THE B.C.A. , AS2870 AND ENGINEERS DETAILS
- MASONRY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700
- TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A AND AS1684
- GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS1288
- SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A. AND AS3786
- STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.
- BALISTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.
- NATURAL LIGHT TO COMPLY WITH PART 3.8.4 OF THE B.C.A.
- VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
- ALL DAMP AND WEATHERPROOFING TO COMPLY WITH PART 3.8 OF THE B.C.A.
- ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND AS/NZ1562
- FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF PART 3.8 OF THE B.C.A. AND AS3740
- CLOTHS WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY WITH PART 3.8.3 OF THE B.C.A.

ABOVE NOTES TO BE READ IN-CONJUNCTION  
WITH THE ARCHITECTURAL PLANS AND THE  
STRUCTURAL ENGINEERS DETAILS

REV A

28-07-2020

SOUTHERN WALL ARTICULATION SHOWN

DEVELOPEMENT

APPLICATION ISSUE

IF IN  
DOUBT  
ASK

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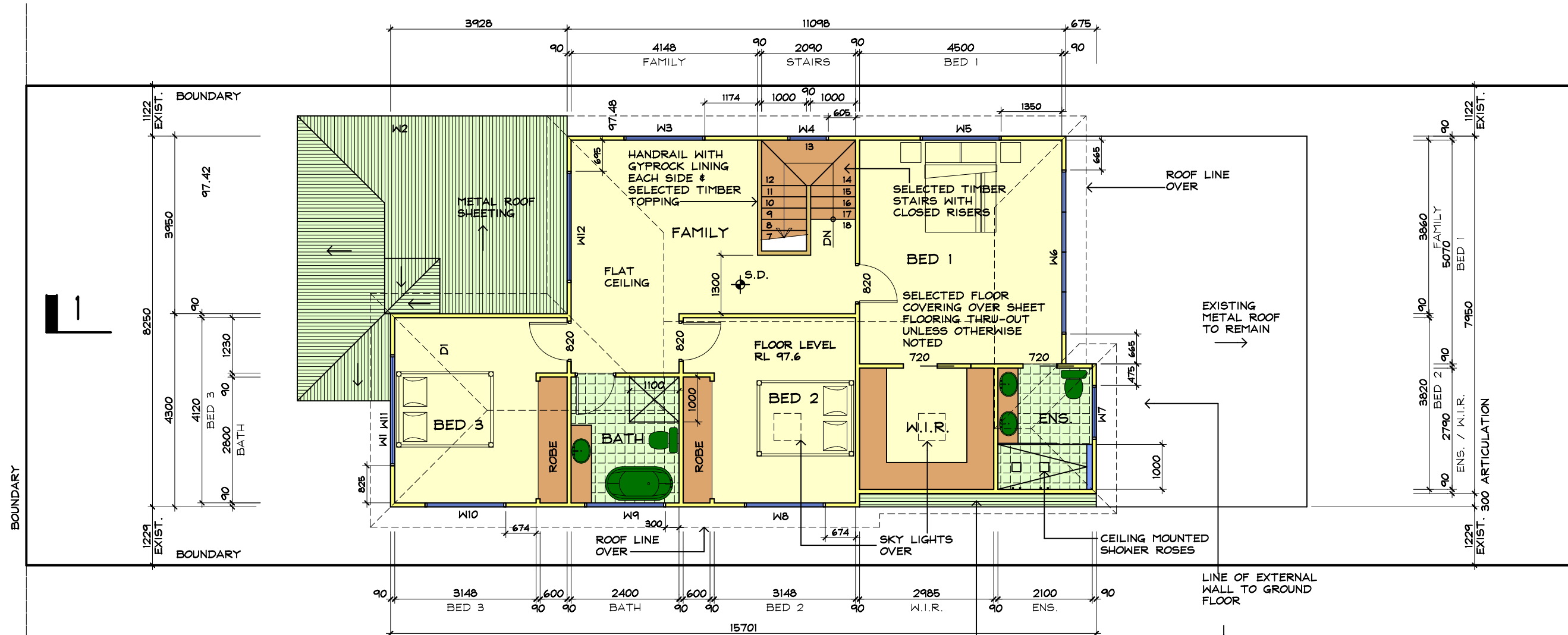
Date MAR. 2020  
Drawn HENK.  
Scale 1:200  
Job No. 180602-1

### NOTES:-

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Project **PROPOSED ADDITIONS & ALTERATIONS  
51 CLAUDARE ST. COLLAROY PLATEAU**  
FOR **Mr. R. & Mrs. C. HALSALL**



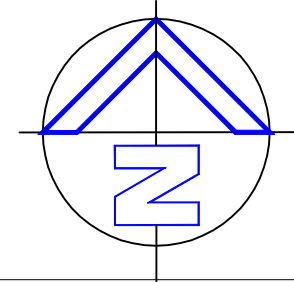


**ENSUITE & BATH**  
 SELECTED FLOOR TILES OVER SELECTED WATER RESISTENT FLOOR SHEETING GRADED TO FLOOR WASTE.  
 SELECTED WALL TILES IN SHOWER RECESS TO BE AS SPECIFIED.  
 CEILING & WALLS TO BE AS SPECIFIED

REMOVE & EXTEND WITH SHEET METAL ROOF TO MATCH EXISTING IN PROFILE PITCH & COLOUR BONDED FINISH

## FIRST FLOOR PLAN

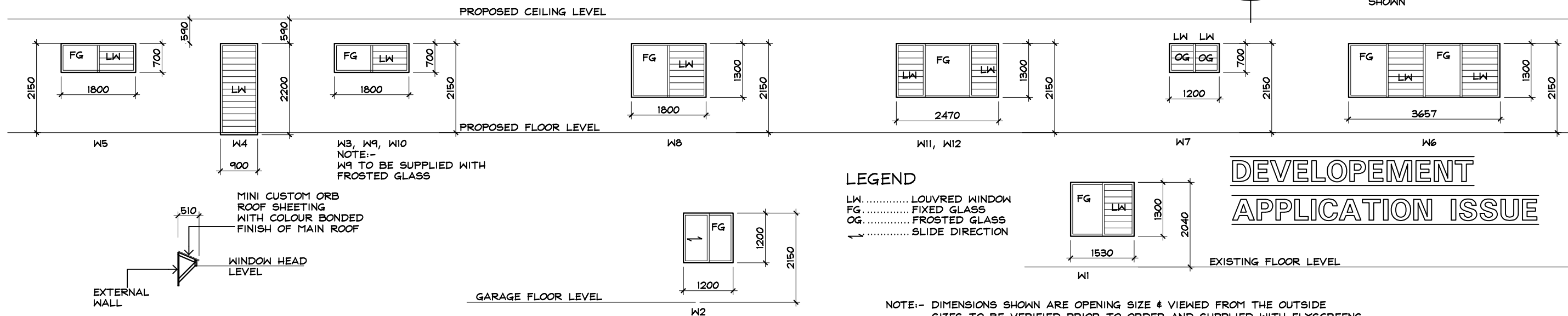
Scale 1:100



**REV A**

28-07-2020

SOUTHERN WALL ARTICULATION SHOWN



## WINDOW SCHEDULE

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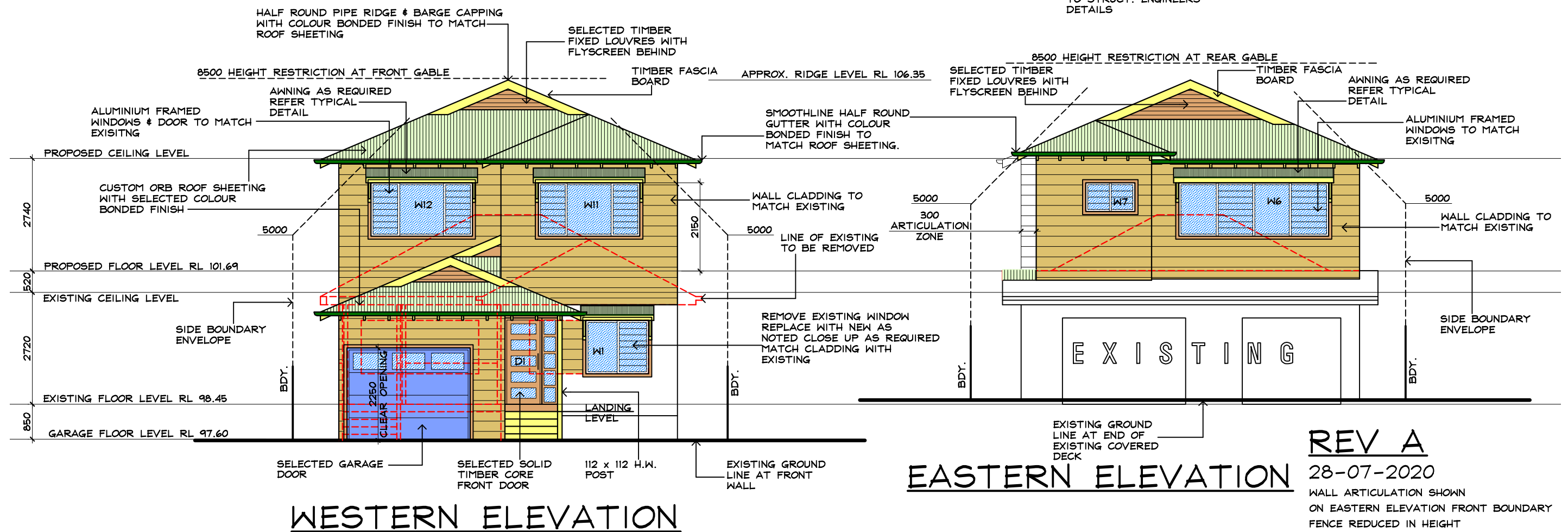
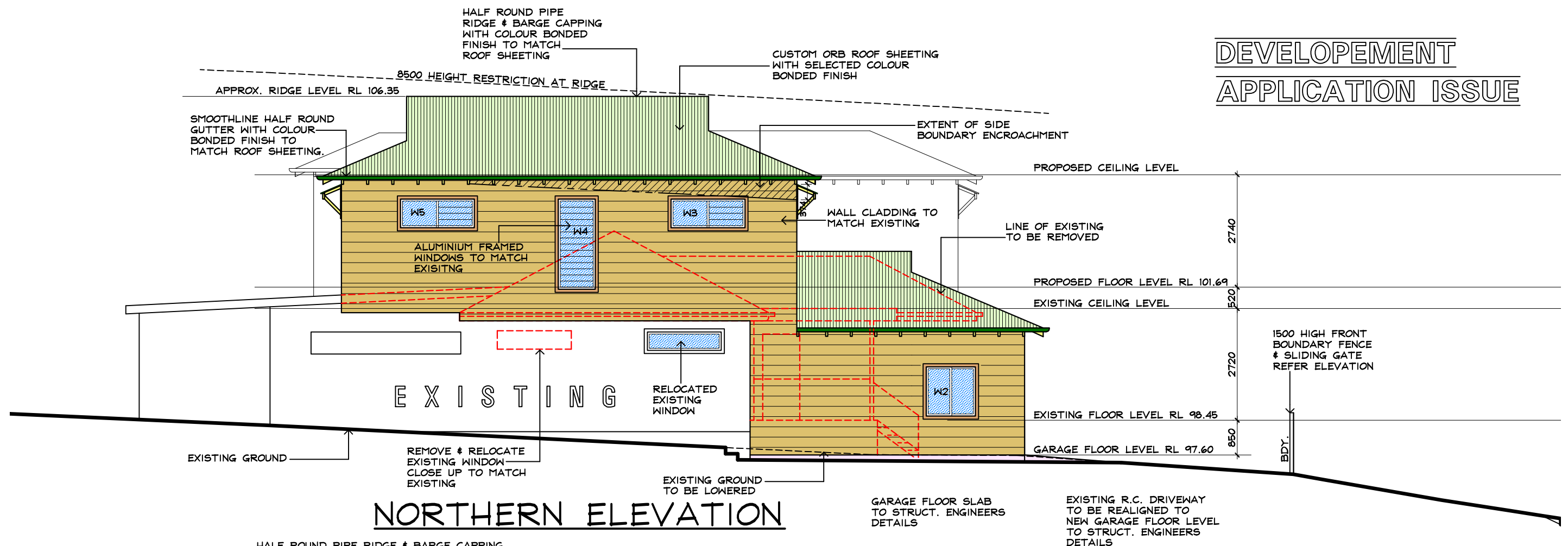
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Project **PROPOSED ADDITIONS & ALTERATIONS**  
**51 CLAUDARE ST. COLLAROY PLATEAU**  
 FOR **Mr. R. & Mrs. C. HALSALL**



# DEVELOPEMENT

## APPLICATION ISSUE



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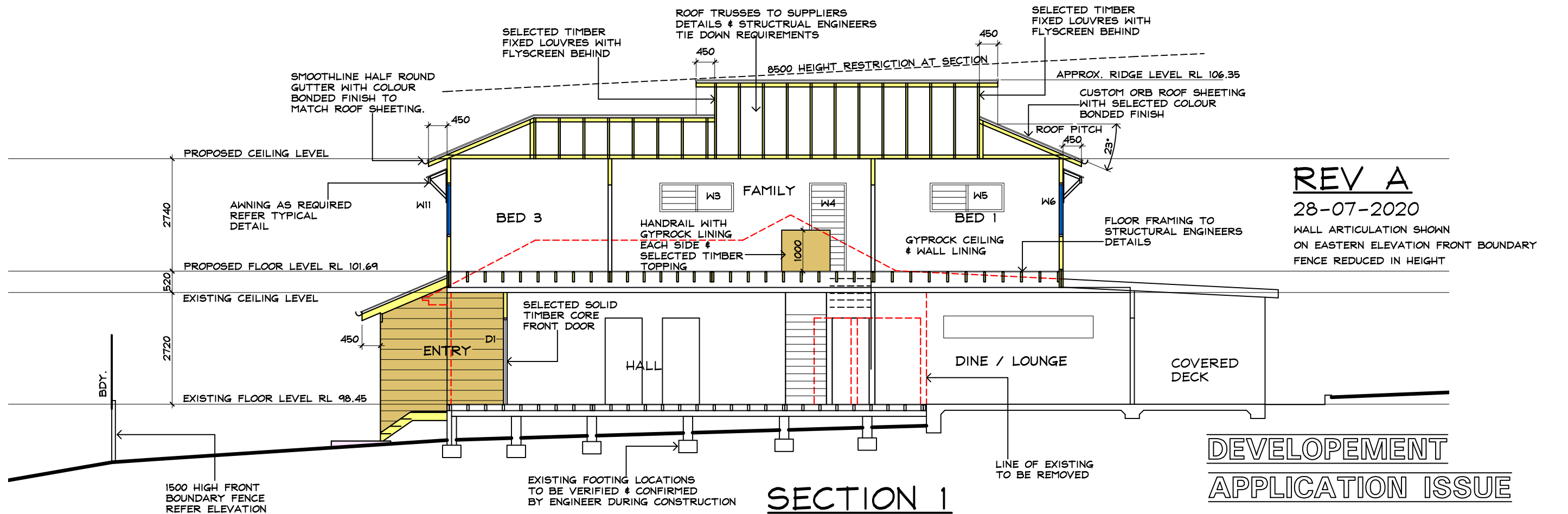
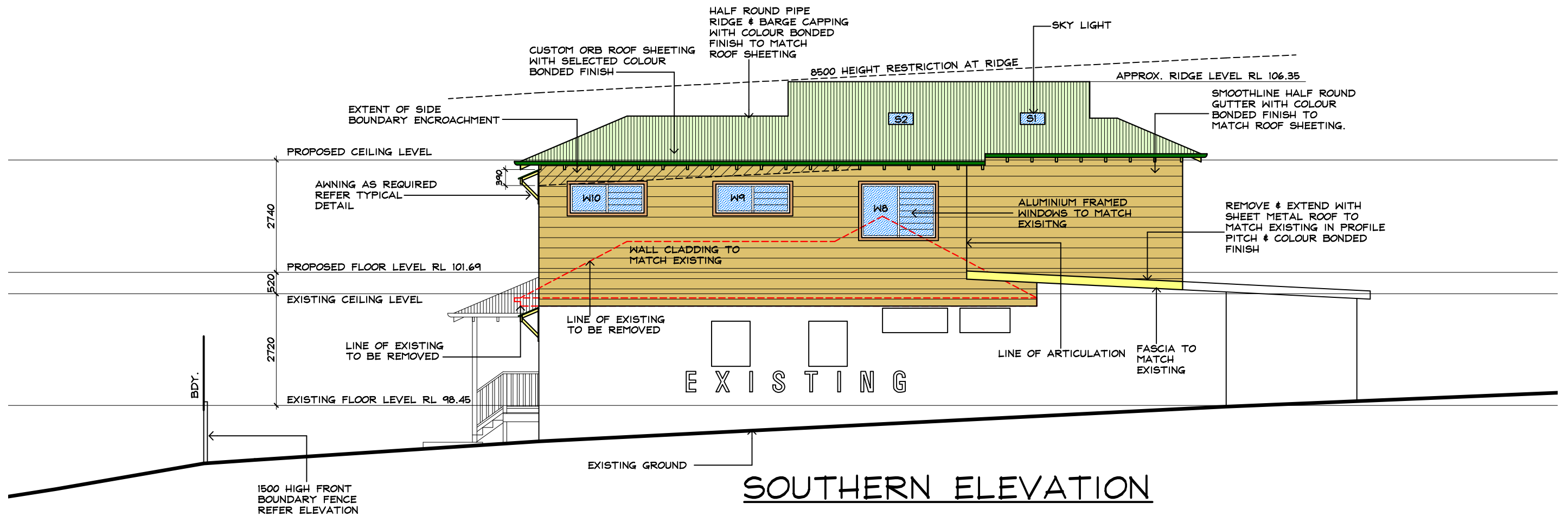
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Job No. 180602-4

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Project	PROPOSED ADDITIONS & ALTERATIONS 51 CLAUDARE ST. COLLAROY PLATEAU
FOR	Mr. R. & Mrs. C. HALSALL



**REV A**  
28-07-2020

WALL ARTICULATION SHOWN  
ON EASTERN ELEVATION FRONT BOUNDARY  
FENCE REDUCED IN HEIGHT

**DEVELOPEMENT  
APPLICATION ISSUE**

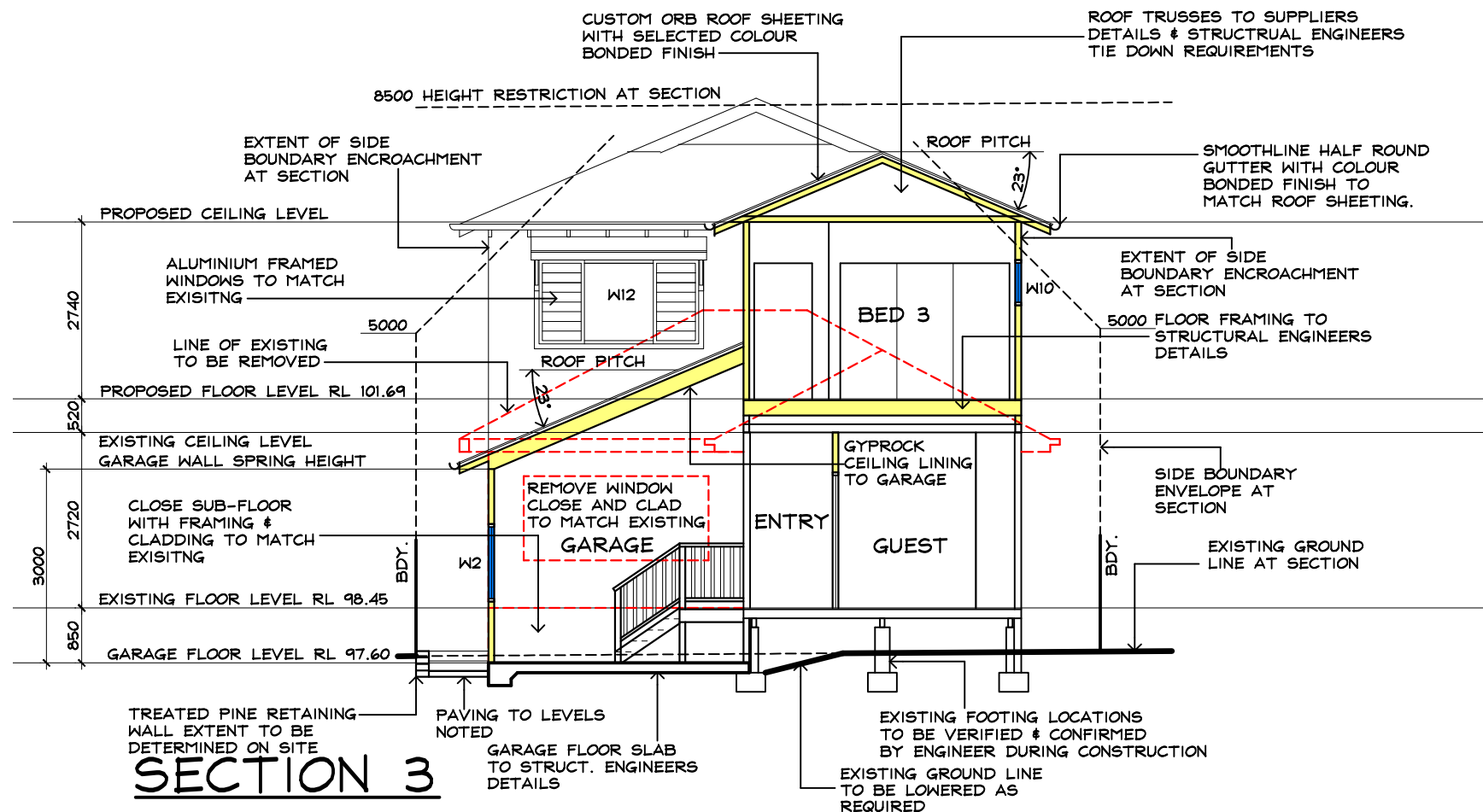
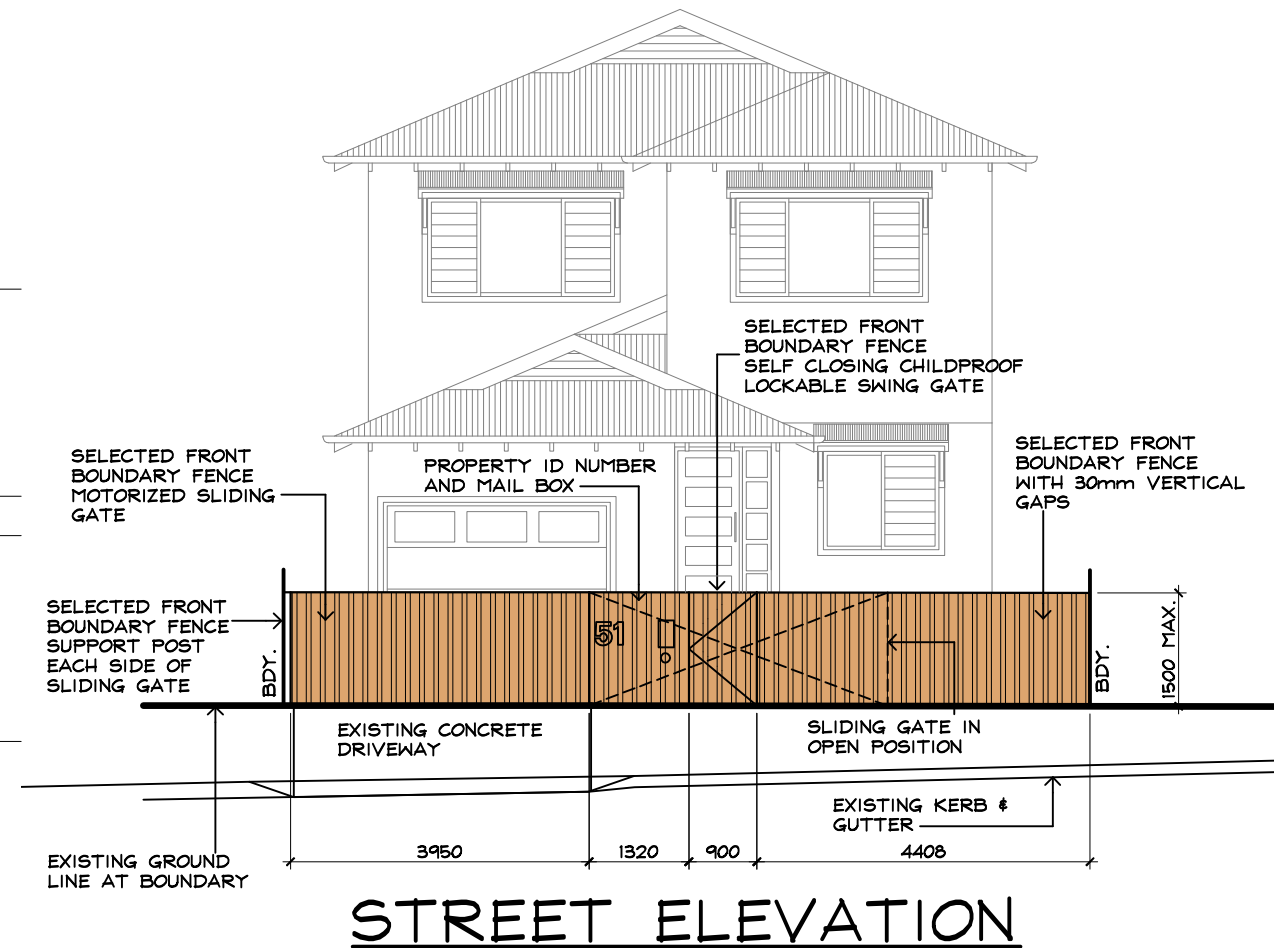
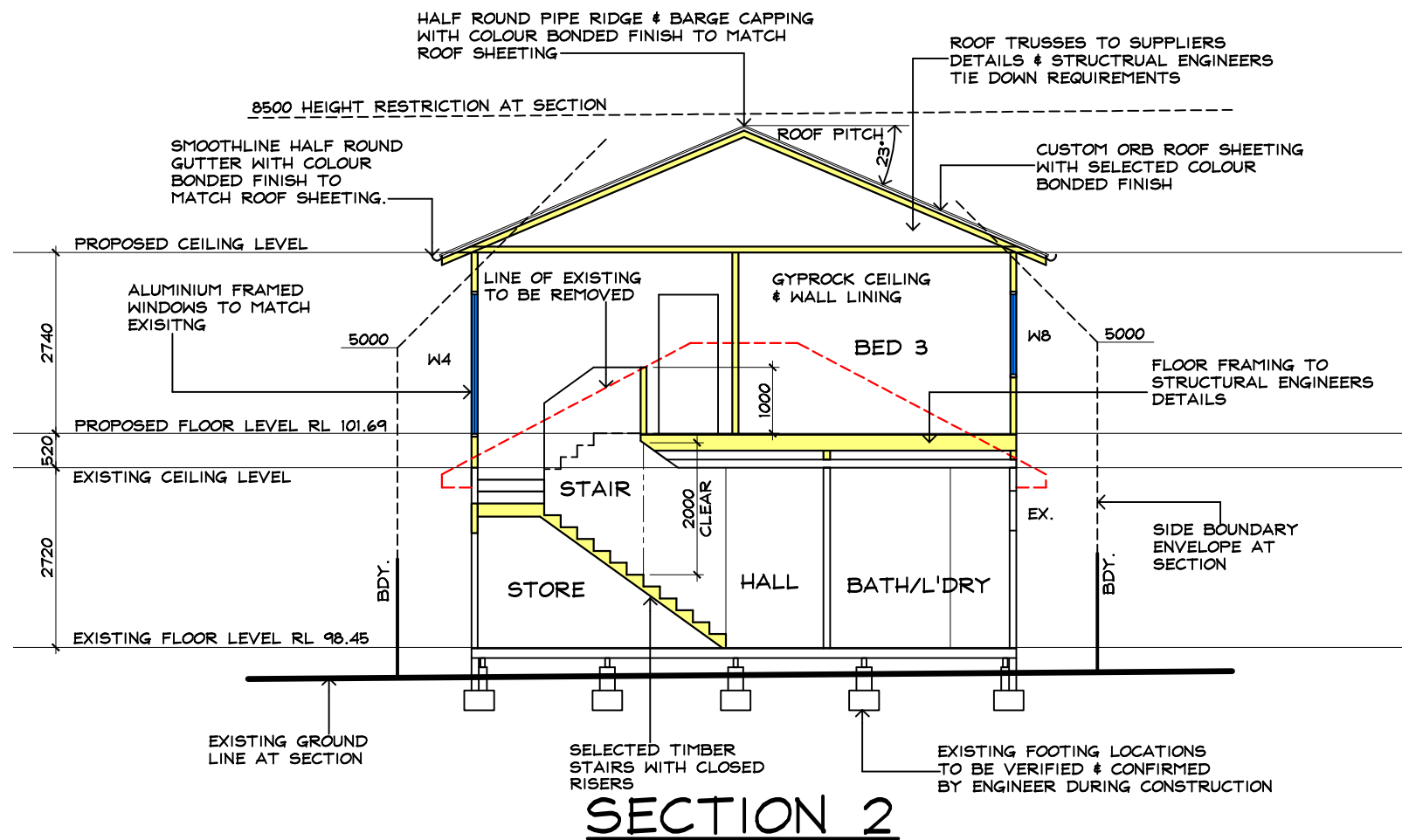
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Date MAR. 2020  
Drawn HENK.  
Scale 1:100  
Job No. 180602-5

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Project **PROPOSED ADDITIONS & ALTERATIONS  
51 CLAUDARE ST. COLLAROY PLATEAU**  
FOR **Mr. R. & Mrs. C. HALSALL**



**REV A**  
28-07-2020  
FRONT BOUNDARY FENCE AMENDED

**DEVELOPEMENT  
APPLICATION ISSUE**

**IF IN  
DOUBT  
ASK**

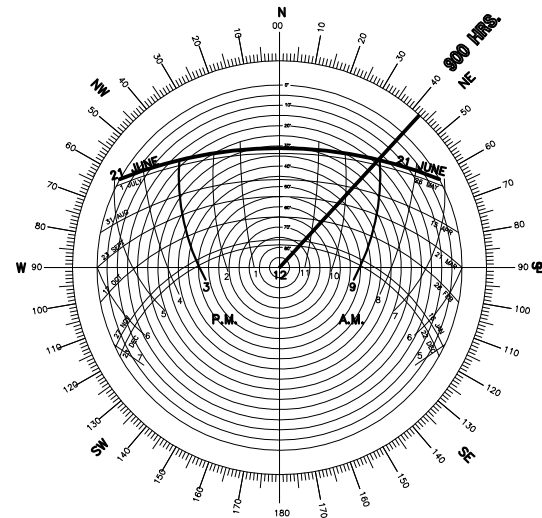
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Date MAR. 2020  
Drawn HENK.  
Scale 1:100  
Job No. 180602-6

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Project **PROPOSED ADDITIONS & ALTERATIONS  
51 CLAUDARE ST. COLLAROY PLATEAU**  
FOR **Mr. R. & Mrs. C. HALSALL**



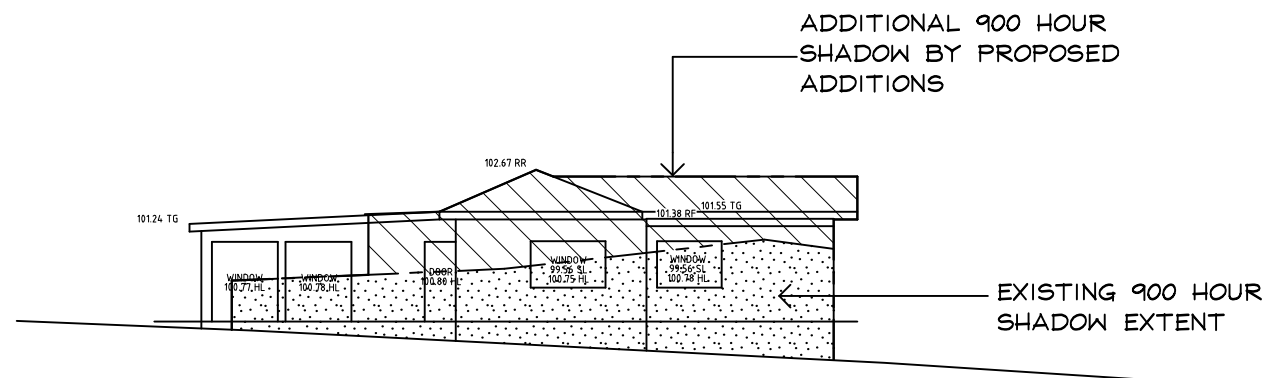
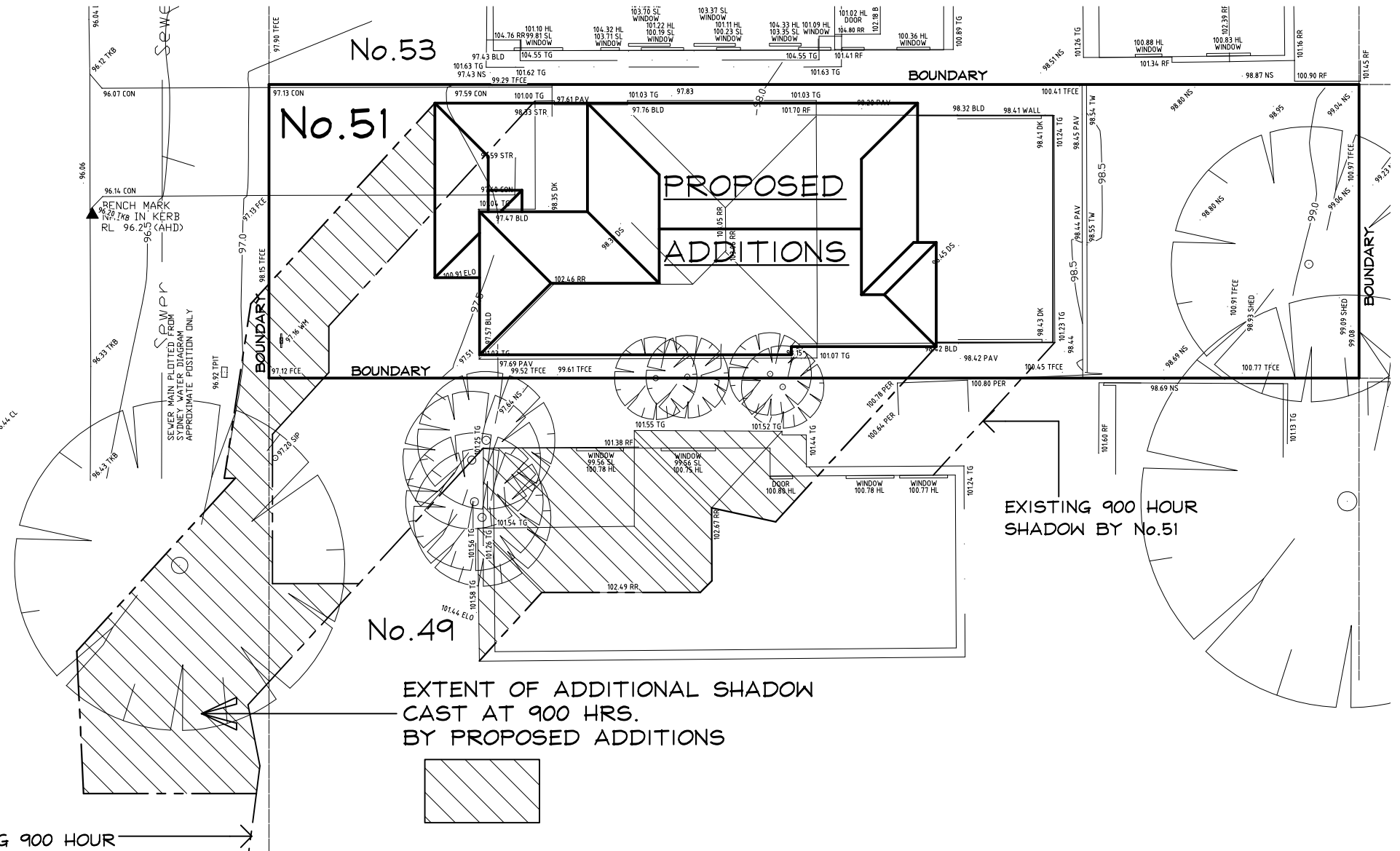


SOLAR ROSE  
21 st. JUNE

CLAUDARE STREET

EXISTING 900 HOUR  
SHADOW BY No.49

## 900 HRS. SOLAR ANALYSIS PLAN



No.49 NORTHERN ELEVATION

**REV A**  
28-07-2020  
PROPOSED SHADOW AMENDED

**DEVELOPEMENT  
APPLICATION ISSUE**

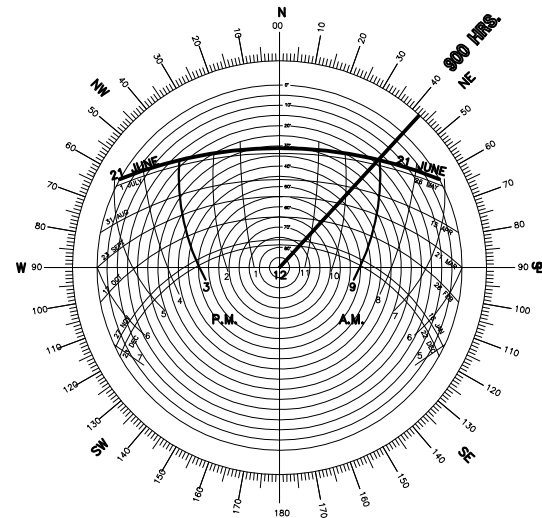
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Date MAR. 2020  
Drawn HENK.  
Scale 1:200  
Job No. 180602-7

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Project **PROPOSED ADDITIONS & ALTERATIONS  
51 CLAUDARE ST. COLLAROY PLATEAU**  
FOR **Mr. R. & Mrs. C. HALSALL**

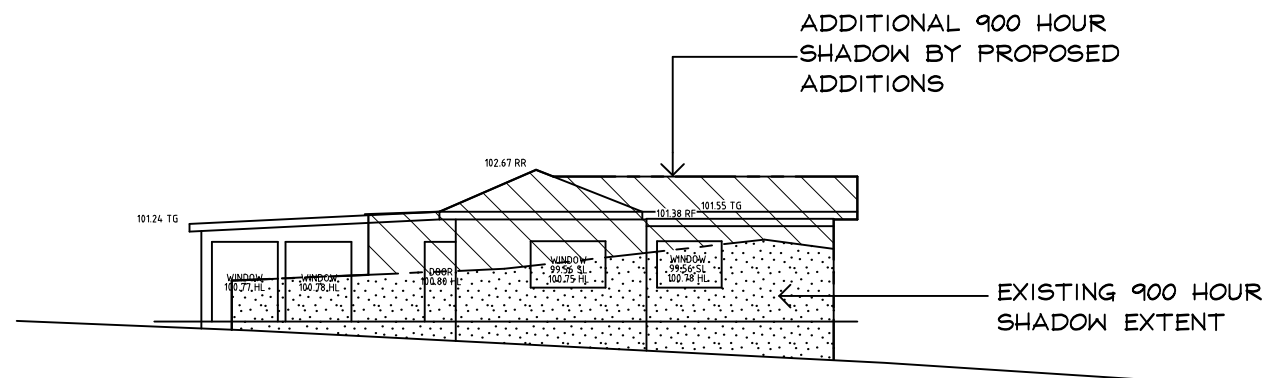
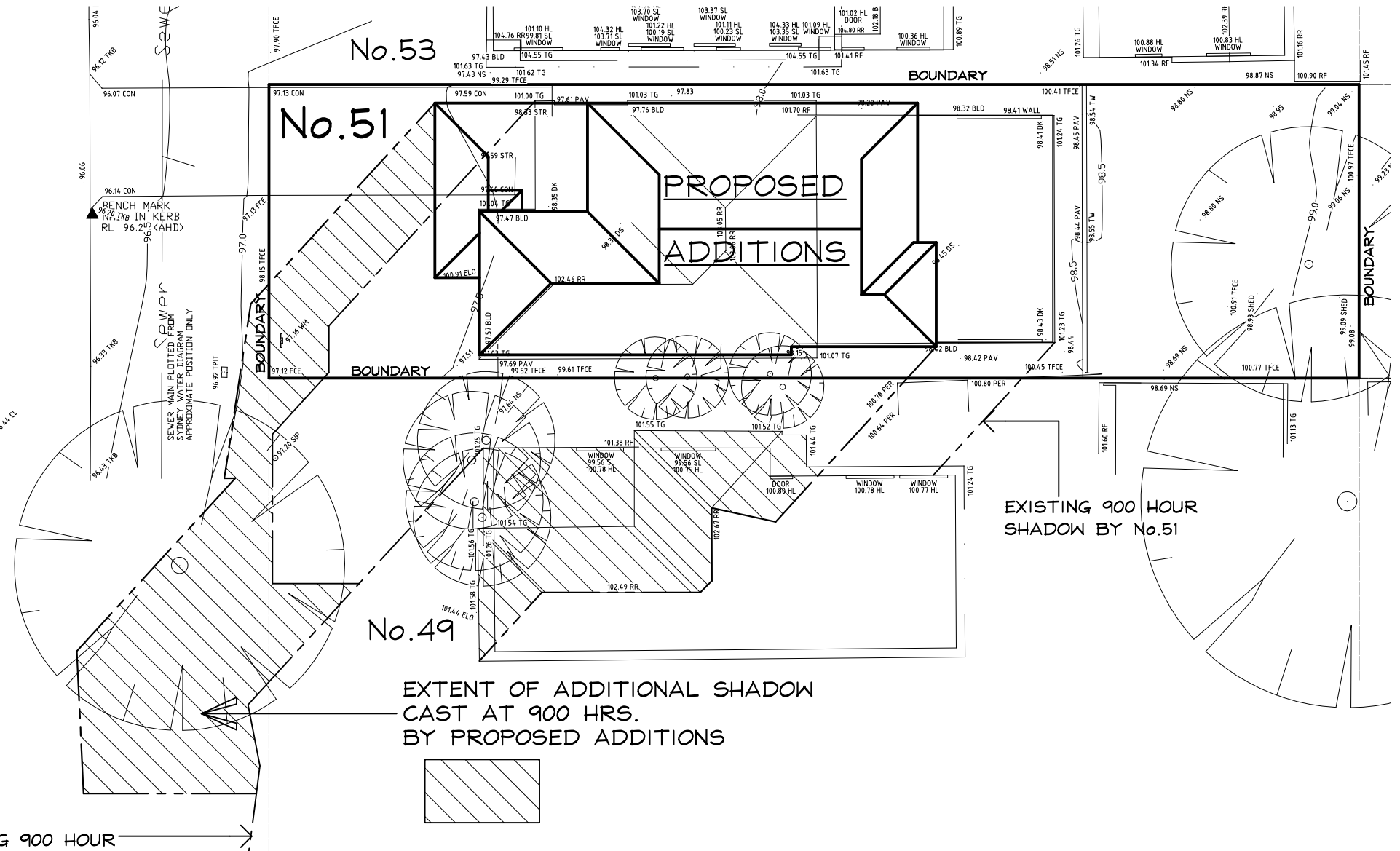


SOLAR ROSE  
21 st. JUNE

CLAUDARE STREET

EXISTING 900 HOUR  
SHADOW BY No.49

## 900 HRS. SOLAR ANALYSIS PLAN



No.49 NORTHERN ELEVATION

**REV A**  
28-07-2020  
PROPOSED SHADOW AMENDED

**DEVELOPEMENT  
APPLICATION ISSUE**

IF IN  
DOUBT  
ASK

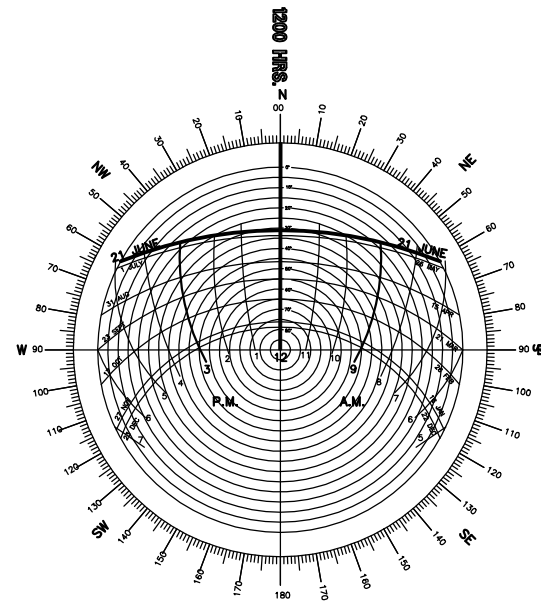
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Date MAR. 2020  
Drawn HENK.  
Scale 1:200  
Job No. 180602-7

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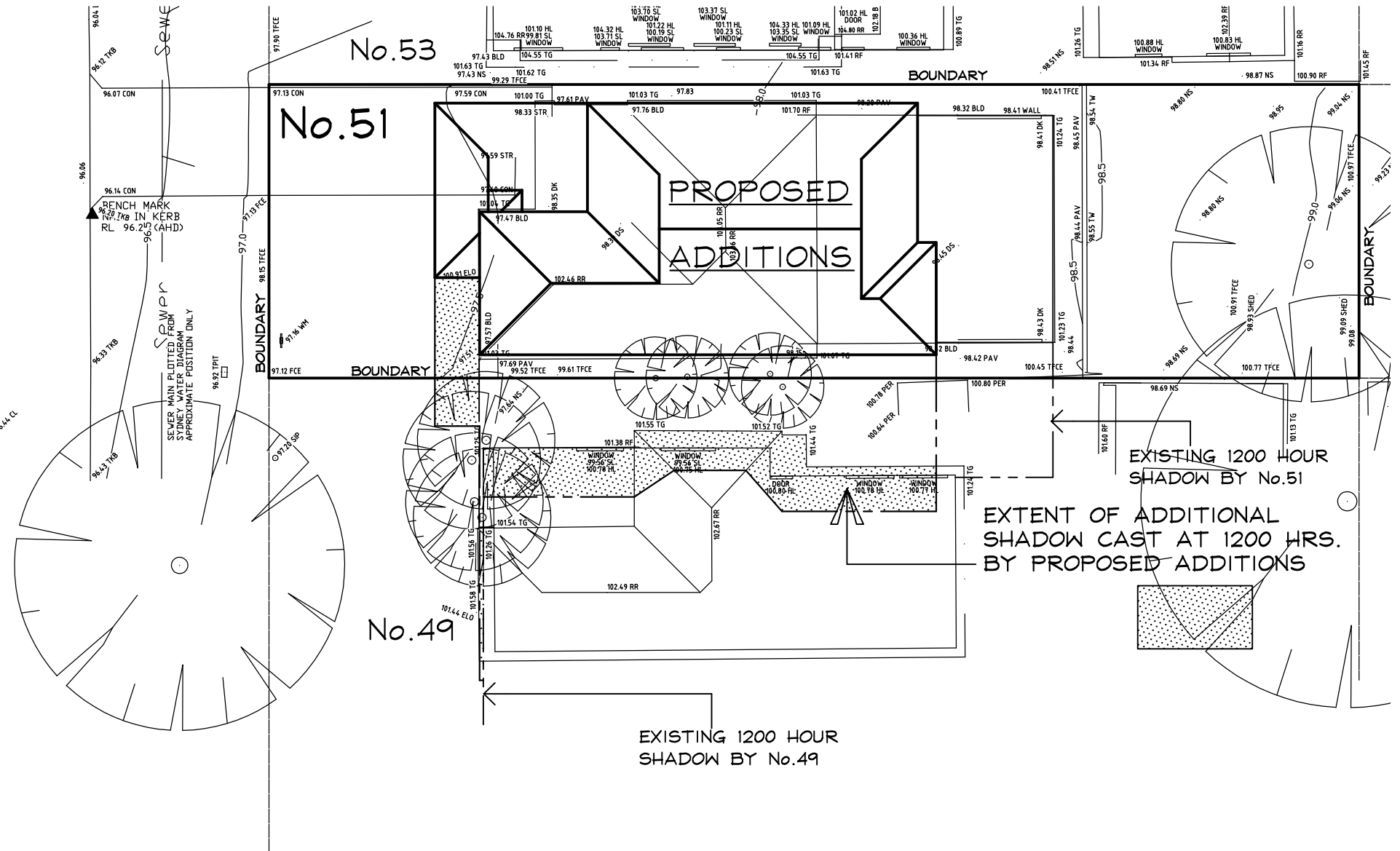
Project **PROPOSED ADDITIONS & ALTERATIONS  
51 CLAUDARE ST. COLLAROY PLATEAU**  
FOR **Mr. R. & Mrs. C. HALSALL**



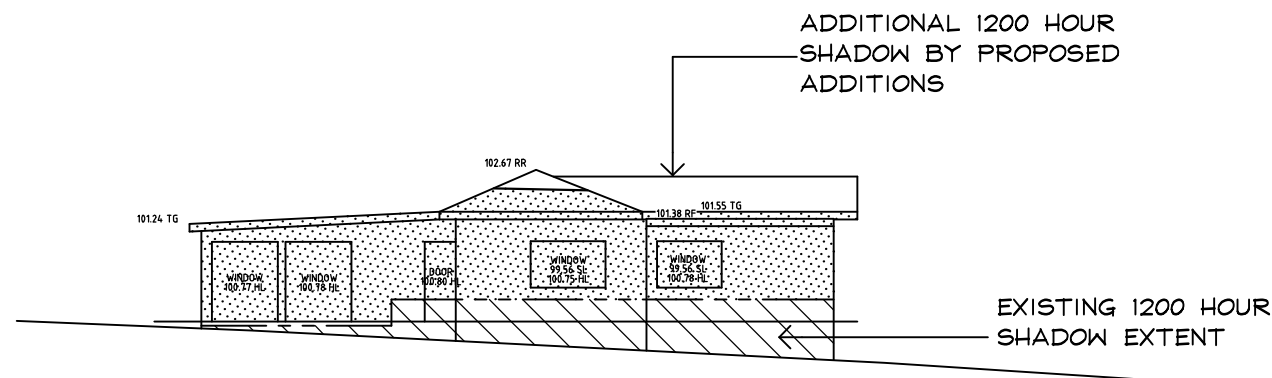


SOLAR ROSE  
21 st. JUNE

CLAUDARE STREET



1200 HRS. SOLAR ANALYSIS PLAN



No.49 NORTHERN ELEVATION

DEVELOPEMENT  
APPLICATION ISSUE

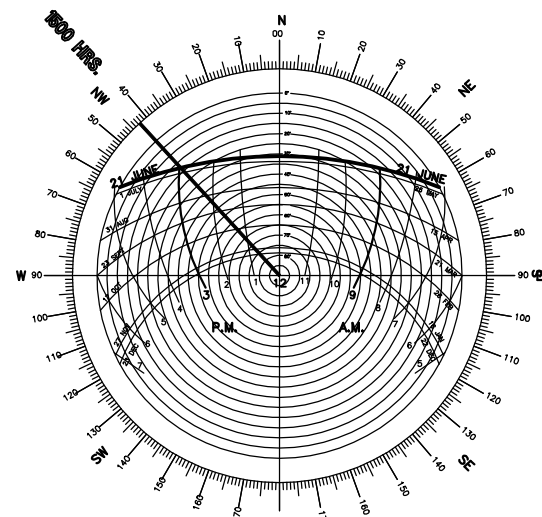
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Date MAR. 2020  
Drawn HENK.  
Scale 1:200  
Job No.180602-8

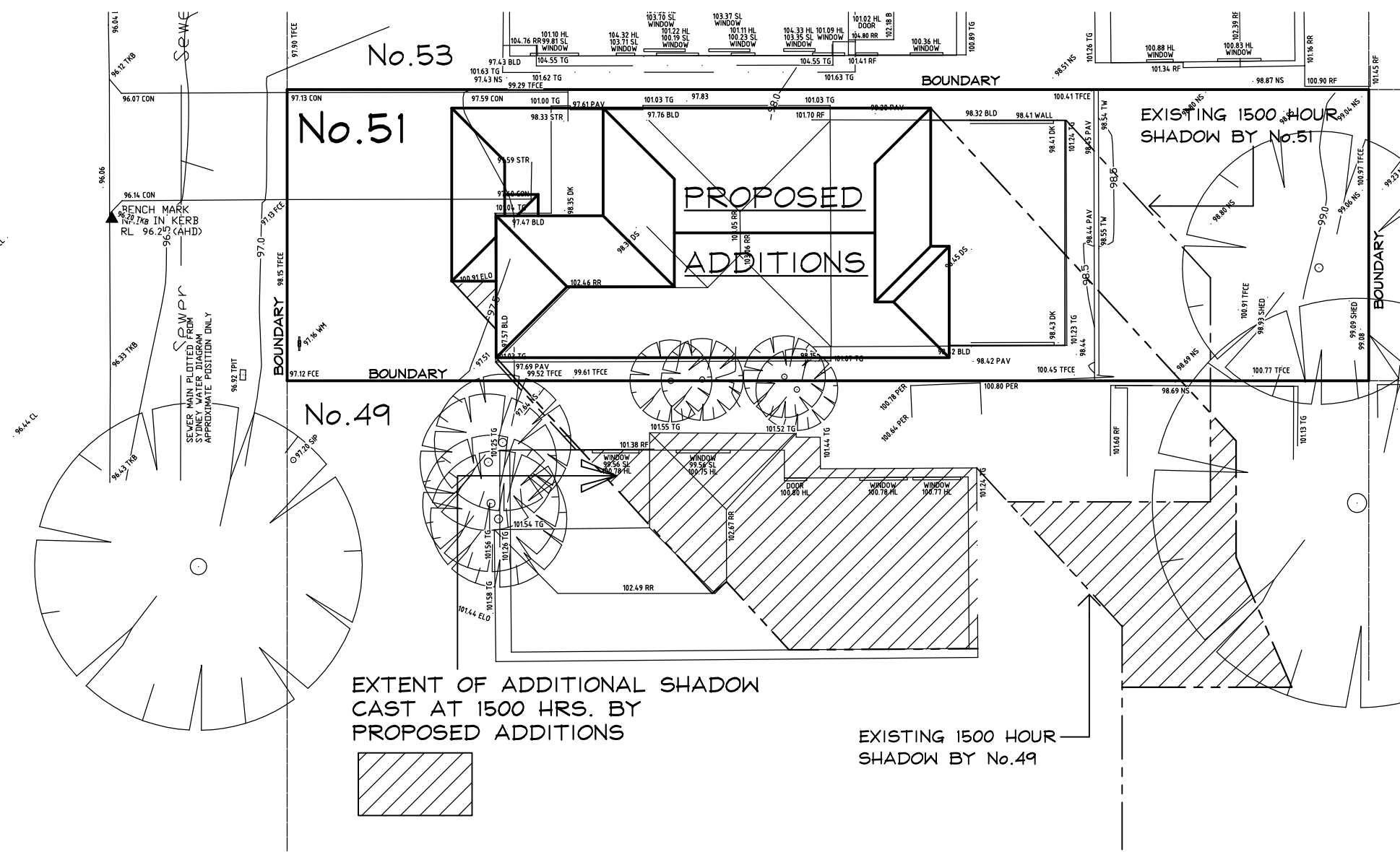
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Project **PROPOSED ADDITIONS & ALTERATIONS**  
**51 CLAUDARE ST. COLLARROY PLATEAU**  
FOR **Mr. R. & Mrs. C. HALSALL**

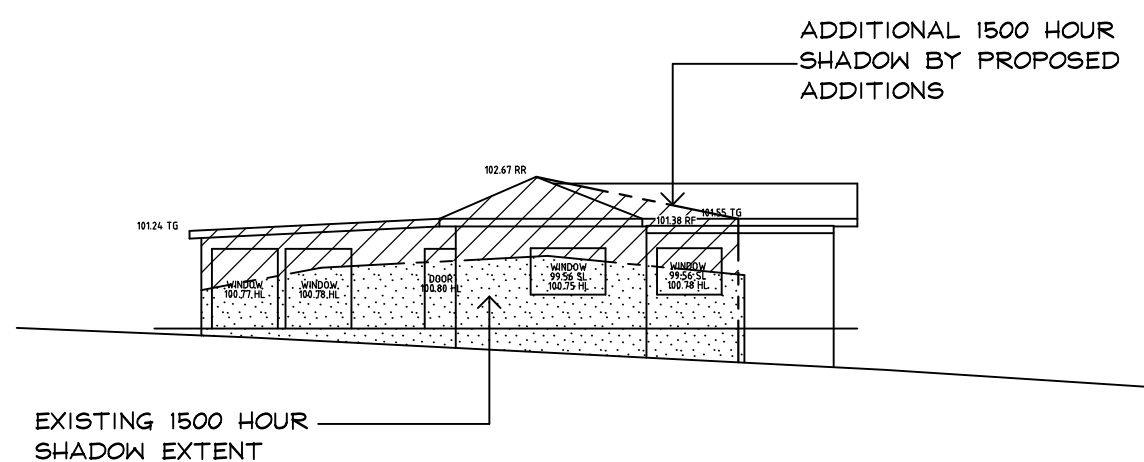


SOLAR ROSE  
21 st. JUNE

CLAUDARE STREET

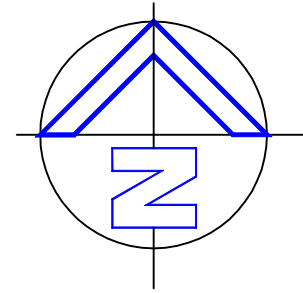


# 1500 HRS. SOLAR ANALYSIS PLAN



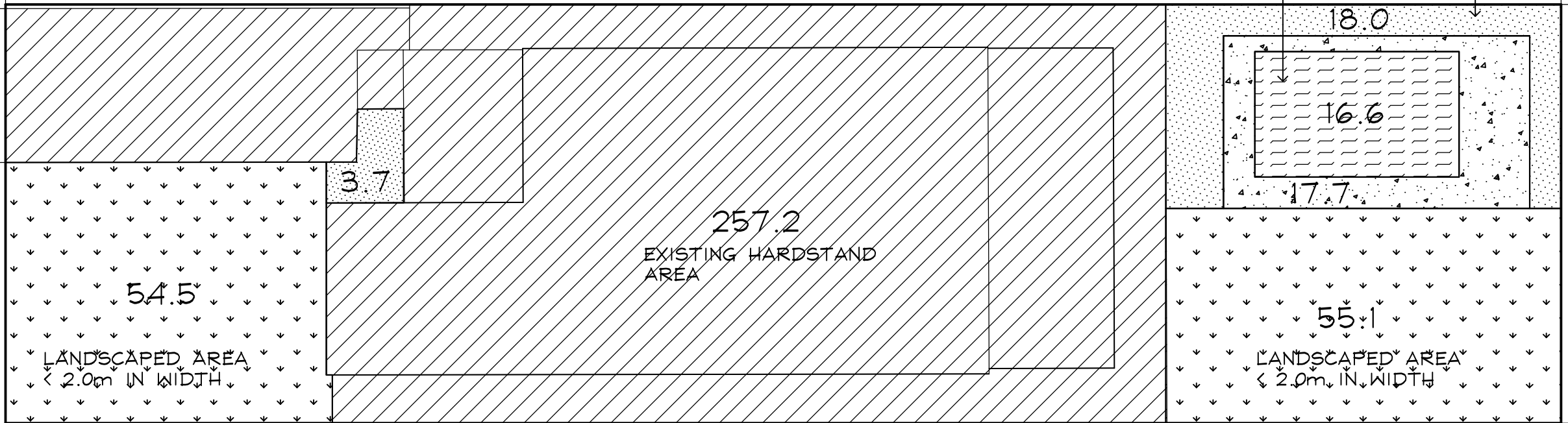
No.49 NORTHERN ELEVATION

DEVELOPEMENT  
APPLICATION ISSUE



POOL WATER AREA  
INCLUDED IN LANDSCAPE  
AREA < 2.0m IN WIDTH  
CALCULATION SHOWN THUS

LANDSCAPED AREA  
> 2.0m IN WIDTH

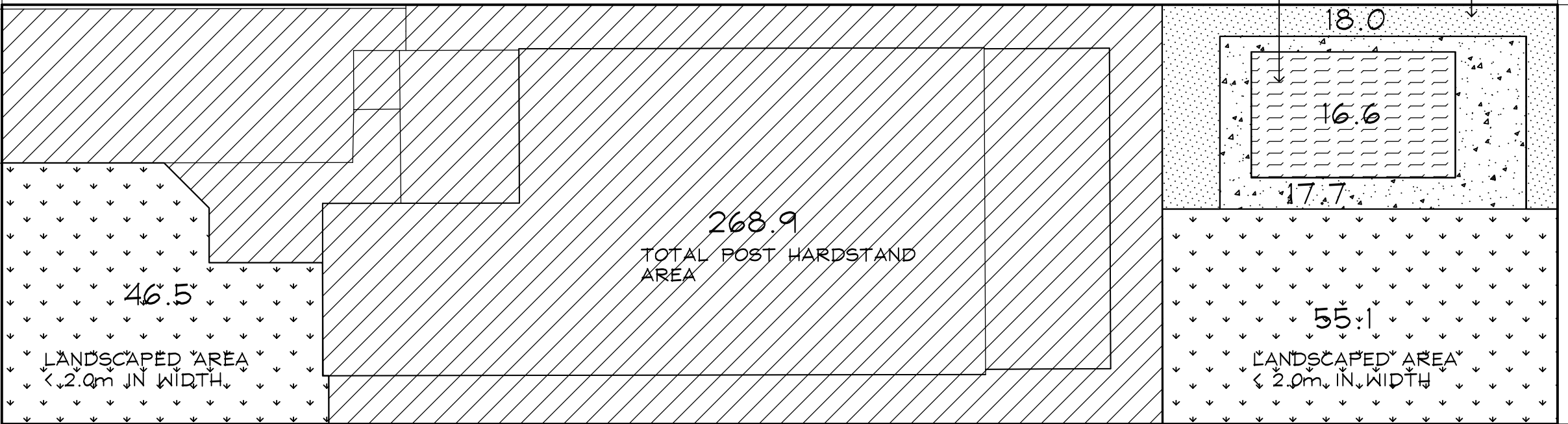


### PRE-DEVELOPEMENT AREAS

EXISTING HARDSTAND..... = 274.9 sq. m.  
EXISTING LANDSCAPED AREA < 2.0m WIDE..... = 21.7 sq. m.  
EXISTING LANDSCAPED AREA > 2.0m WIDE  
INCLUDING EXISTING POOL WATER SURFACE..... = 126.2 sq. m. (29.8 %)

POOL WATER AREA  
INCLUDED IN LANDSCAPE  
AREA < 2.0m IN WIDTH  
CALCULATION SHOWN THUS

LANDSCAPED AREA  
> 2.0m IN WIDTH



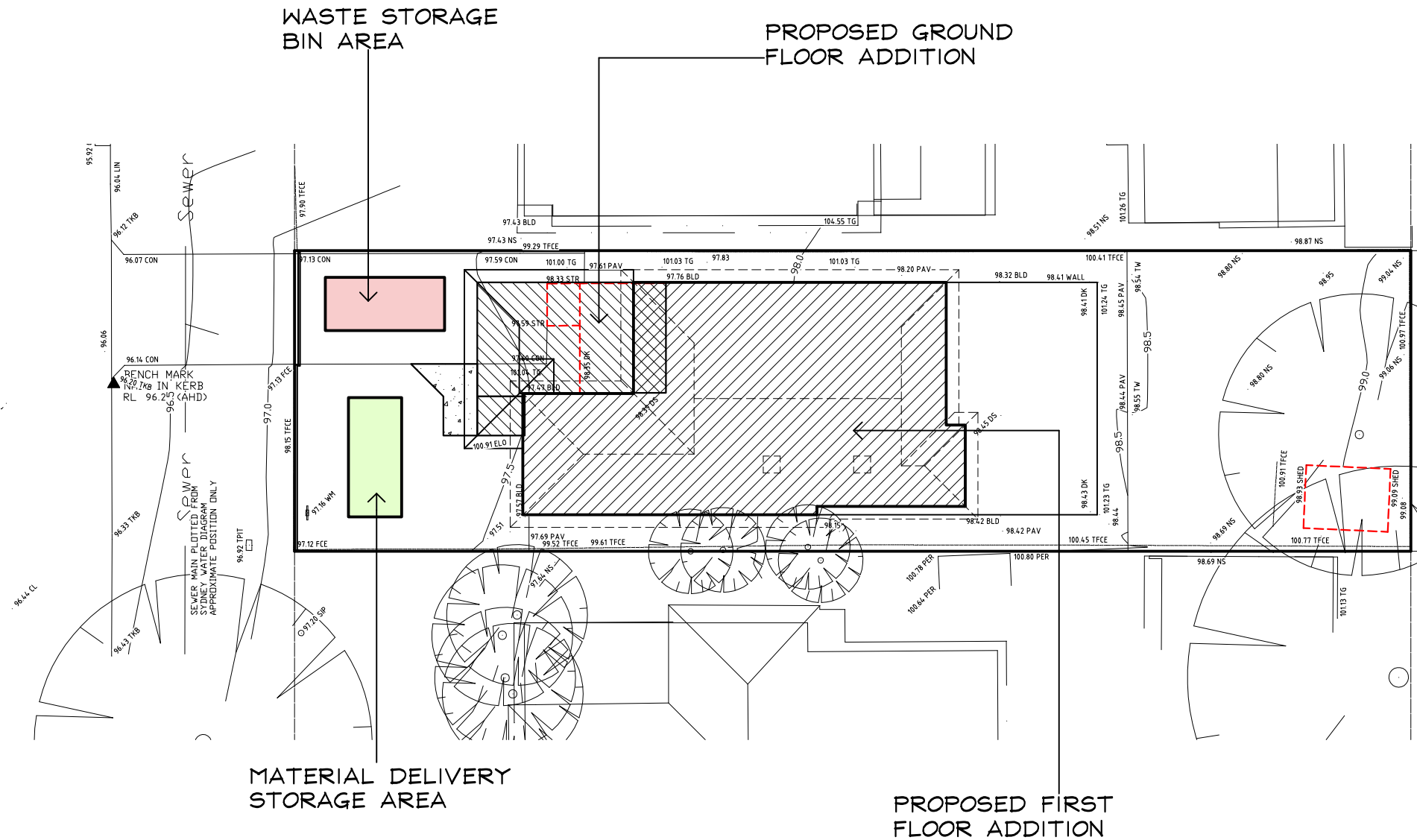
### POST DEVELOPEMENT AREAS

POST DEVELOPEMENT HARDSTAND..... = 286.6 sq. m.  
POST LANDSCAPED AREA < 2.0m WIDE..... = 18.0 sq. m.  
POST LANDSCAPED AREA > 2.0m WIDE  
INCLUDING EXISTING POOL WATER SURFACE..... = 118.2 sq. m. (27.9 %)

### DEVELOPEMENT APPLICATION ISSUE



CLAUDARE STREET



## WASTE MANAGEMENT PLAN

Scale 1:200

**REV A**

28-07-2020

WALL ARTICULATION SHOWN

**DEVELOPEMENT  
APPLICATION ISSUE**

**IF IN  
DOUBT  
ASK**

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Date JUNE 2020  
Drawn **HENK.**  
Scale 1:200  
Job No. 180602-11

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